



Bell & Blake
SALES & LETTINGS

3 Lovells Close, Aldwick, Bognor Regis, West Sussex, PO21 3HY

Asking Price £410,000

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- › Spacious Detached Bungalow
- › Cul-De-Sac Location
- › 3 Bedrooms
- › Shower Room & 2nd WC
- › Large Lounge Diner
- › Garden Room
- › Under 1km from Aldwick Beach
- › Driveway & Garage
- › Pleasant Private Rear Garden
- › Bus Stops at the end of the road
- › Shops, pubs restaurants, cricket club and more just a short walk down the road.

This deceptively spacious detached bungalow is situated in a cul-de-sac location with a wealth of amenities nearby. The bungalow boasts 3 bedrooms, a shower room, a 2nd WC, a kitchen, a large lounge dining room and a garden room. Outside there is a driveway and attached garage with pleasant front and rear gardens.

An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: E



Lovells Close



Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft
 Garage = 10.6 sq m / 114 sq ft
 Total = 115.2 sq m / 1240 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



| Energy Efficiency Rating | | |
|------------------------------------------------------|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92+) | | |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | | EU Directive 2002/91/EC |
| | | |

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk